



Robins Close, Newbury, RG14 7EH

Offers in excess of £500,000



Nestled in a prime residential area to the south of Newbury, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and convenience. Ideally situated within walking distance of a medical centre with a dispensing chemist, Newbury Rugby Club, and the Falkland Cricket Club, excellent choice of both State and Private schools, it also boasts easy access to the Newbury Retail Park, just a short drive away.

The property is approached via a paved driveway, secured by elegant wooden gates, providing ample off-road parking for several vehicles. As you step through the good-sized welcoming porch, currently enjoyed as a breakfast room with serene views of the beautiful garden, you are led into a spacious lounge/dining room which leads to the kitchen. An inner hallway connects the main living areas to two generously sized double bedrooms and a family bathroom and an additional W.C.

The bungalow also features a garage with an attached workshop, ideal for DIY enthusiasts or extra storage. The traditional south west facing gardens enveloping the property are meticulously maintained, offering a high degree of seclusion. These gardens, predominantly laid to lawn, are adorned with a vibrant array of flowers and shrubs, mature hedging, and several distinct seating areas, creating a tranquil retreat. A dedicated kitchen vegetable garden with raised beds enhances the charm, making it perfect for garden-to-table living. Additional sheds provide extra storage space.

Set at the end of a quiet cul-de-sac, this property offers excellent potential for extension, thanks to its substantial plot size. This potential allows for future growth without compromising the integrity of the existing space, making it an ideal home for those looking to invest in a property with room to evolve.

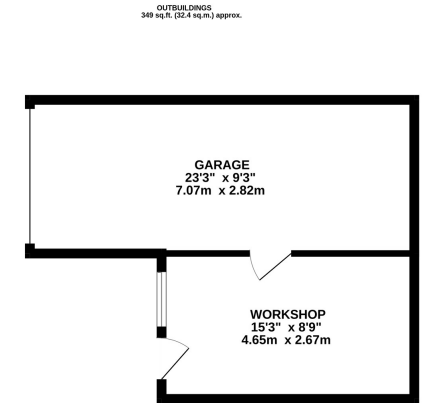
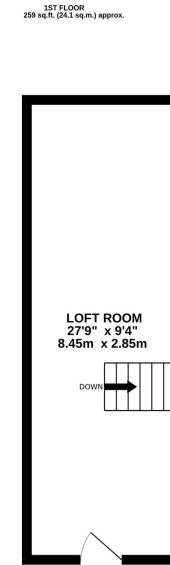
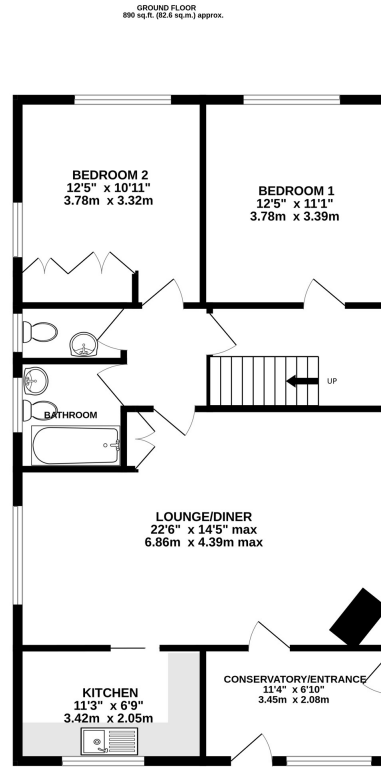
- 🏠 **Detached bungalow**
- 🏠 **Entrance porch**
- 🏠 **Very spacious lounge/ diner**
- 🏠 **Kitchen**
- 🏠 **Inner hall**
- 🏠 **Two double bedrooms**
- 🏠 **Bathroom**
- 🏠 **Additional WC**
- 🏠 **Large beautifully kept wrap around garden**
- 🏠 **Driveway parking for several vehicles**
- 🏠 **Detached garage and workshop**
- 🏠 **Council tax band D**

Directions

Proceed south out of Newbury on the A339 and at the Burger King roundabout turn right onto St. John's Road, at the next roundabout turn left into Newtown Road and proceed up the hill. Turn right into Chandos Road and then left into Charter Road. Robins Close will be found on the right, continue to the end of the close and the property will be found straight ahead.

Local Information

Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre. There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses. There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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